

**MINUTES OF A WORK SESSION HELD BY THE BOARD OF TRUSTEES OF THE  
INCORPORATED VILLAGE OF MASTIC BEACH SEATED AS THE PLANNING  
BOARD ON WEDNESDAY, JANUARY 30, 2013 AT THE TOWN OF BROOKHAVEN  
SENIOR NUTRITION CENTER, 369 NEIGHBORHOOD ROAD,  
MASTIC BEACH, NEW YORK AT 5:00PM**

The Planning Board Work Session was called to order at 5:15 PM by Mayor Biondi with approximately 15 residents in attendance.

Mayor Biondi led the audience in the Pledge of Allegiance and a Moment of Silence.  
Roll Call was taken by the Village Clerk.

In attendance: Mayor Biondi  
Trustee Bissonette  
Trustee Cappiello  
Trustee Morrow  
Deputy Mayor Stiriz

Also Present: Village Attorney Brian T. Egan, Esq.  
Village Clerk Virgilia Gross

The Planning Board reviewed site plans submitted by TWO GO'S, INC. regarding a proposed 3,000 square foot building, with three units located at the intersection of Mastic Road and Mastic Beach Road. Concerns and comments of the site plan were as follows:

- 1) Lack of lighting fixtures on elevations;
- 2) Buffer on north at 15' is too narrow;
- 3) Ingress and egress of driveway is in alignment with the exit of the high school;
- 4) Elevations need to be reworked to provide for a more aesthetically pleasing design with the Planning Board suggesting the Handy Pantry on Mastic Road as an example of design detail;
- 5) Lack of decorative signage;
- 6) Detailed sidewalk improvements; and,
- 7) Lack of municipal parking lot to the north as previously agreed upon with the Town of Brookhaven.

The Planning Board is suggesting that the applicant request another design review before the Planning Board in a future Work Session.

The Planning Board reviewed an application submitted by AM PM PROPERTIES regarding a proposed subdivision of Plot 1 and proposed construction of one-story dwelling on Plot 2. The Planning Board raised concern of the creation of two sub-standard parcels, and the construction of a one-story dwelling that would require many variances from the Zoning Board of Appeals. The Planning Board decided to withhold evaluation and extend an opportunity to the applicant to schedule a public hearing.

The Planning Board discussed the application of Robert Carmichael of Unicorn Motors as presented at the Public Hearing held on December 11, 2012. The Planning Board is concerned that the subject parcel is currently zoned as J-2; and,

**Upon motion made by Trustee Bissonette, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED** to deny the application of Robert Carmichael of Unicorn Motors for his proposed commercial construction and that the applicant must make application to the Zoning Board of Appeals.

**Upon motion made by Mayor Biondi, seconded by Trustee Bissonette and unanimously carried, it was RESOLVED** to Close the Planning Board Work Session at 5:50 p.m.

**Upon motion made by Mayor Biondi, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED** to Open the Regular Weekly Work Session of the Board of Trustees.

Respectfully submitted,

Virgilia C. Gross  
Village Clerk

February 5, 2013